



# Mohonk Road Industrial Plant

Ulster County, New York

## Site Description

The Mohonk Road Industrial Plant, located in Ulster County, NY, is an approximately 43,000 square foot building on a mostly undeveloped 14.5 acre lot in a residential area. From the early 1960s to 1972, a metal finisher used solvents in the finishing and assembly of metal parts for cash registers. From 1972 to 1975, a wet spray painting facility operated at the Site and used large quantities of solvents to clean surfaces prior to painting. From 1976 through 1992, Daniel Gelles Associates manufactured store display fixtures and possibly used solvents in its operations. In 1993, the Kithkin Corporation purchased the property and currently leases the building to various commercial businesses. The groundwater is contaminated with various volatile organic compounds (VOCs), including 1,1,1-trichloroethane (1,1,1-TCA), trichloroethylene (TCE), 1,1-dichloroethylene (1,1-DCE), and 1,1-dichloroethane (1,1-DCA). The well water used by at least 70 homes is contaminated with VOCs above New York State drinking water standards.

## Current Site Status and Cleanup Actions to Date

- In 1994, a resident's well was sampled and found to have VOCs above New York State drinking water standards.
- From 1996 through 1998, the New York State Department of Environmental Conservation (NYSDEC) performed several investigations to determine the source and extent of contamination at the Site.
- In September 1997, the NYSDEC removed a 1,000 gallon septic tank believed to be the source of contamination, and about 25 cubic yards of stained soil associated with it.
- In 1997, the NYSDEC and EPA provided granular activated carbon (GAC) filtration units to homes and businesses whose water contained VOCs above New York State drinking water standards. EPA continues to monitor wells near the Site without GAC filters to ensure that they continue to meet drinking water standards.
- In 1999, the Site was added to the Superfund National Priorities List.
- On March 31, 2000, EPA issued a Record of Decision (ROD) for the Site, which documented the selected remedy for site cleanup, which included: construction of a drinking water treatment plant and distribution system for the proposed water service area in High Falls; extraction of groundwater on and off the Site property and treatment with an [air stripper](#); and [excavation](#) of contaminated soils on the Site property and disposal off-site.
- EPA has completed construction of the groundwater extraction and treatment plant on the Site property, which became operational in May 2000. As of August 2005, over 36 million gallons of contaminated groundwater have been extracted and treated.
- In the fall of 1999 and 2000, EPA excavated a total of approximately

## Key

## Accomplishments

- In May 2000, EPA completed construction and began operation of the groundwater extraction and treatment plant on the Site property. As of August 2005, over 36 million gallons of contaminated groundwater has been extracted and treated.
- In the fall of 1999 and 2000, EPA [excavated](#) a total of approximately 2,567 tons of contaminated soil and waste for off-site disposal.
- In 2005, EPA acquired, on behalf of the High Falls Water District, title to approximately seven acres of the Site where the water treatment plant will be located and began acquisition of necessary utility easements for the distribution system.

For more information on the projects at this site, please read the [Mohonk Road Industrial Plant](#) Fact Sheet on the Region 2



Superfund Web site.

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- In summer 2000, EPA entered into an Interagency Agreement with the Army Corps of Engineers for remedial design of the potable water treatment plant and distribution system, and to operate and maintain the groundwater extraction and treatment system and the GAC units. The construction contract for this work was awarded in July 2005.
- In February 2005, EPA took soil vapor samples from underneath the concrete slabs in 16 High Falls homes to determine if VOC vapors were entering the home. The sampling determined that none were above screening levels which would have required further testing of the homes' indoor air. Precautionary testing of additional homes is currently being planned for the future.
- In 2005, EPA acquired, on behalf of the High Falls Water District, title to approximately seven acres of the Site where the water treatment plant will be located and also began acquisition of necessary utility easements for the distribution system. Construction of the potable water supply system is currently underway. It is anticipated that construction will be completed in approximately two years and the system will be operational in 2007. This action is being coordinated with the City of New York as the source of the raw potable water will be from the New York City aqueduct system.

### **Current Funding Status**

- EPA previously provided approximately \$9.0 million to conduct cleanup work at the Site.
- In Fiscal Year 2005, an additional \$11.0 million was obligated to initiate construction of the alternate water supply remedy.